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ONTARIO HERITAGE TRUST

MAY 11 2015

RECEIVED

Office of the City Clerk

May 6, 2015

[REDACTED]
426 Princess Street
Kingston, ON K7L 1C2

[REDACTED]
428 Princess Street
Kingston, ON K7L 1C2

[REDACTED]
432 Princess Street
Kingston, ON K7L 1C2

Dear Property Owners:

Re: Heritage Designation – Vaughn Terrace – 426-436 Princess Street to be of Cultural Heritage Value and Interest

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find a copy of By-Law No. 2015-20, A By-Law to designate Vaughn Terrace at 426, 228, 430, 432, 434 and 436 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on April 17, 2015, as Instrument Number FC197491.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Planner – Heritage, Planning & Development.

Yours truly,


John Bolognone
City Clerk

/s/
Enclosure

cc: L. Hurdle, Commissioner, Community Services
P. Agnew, Director, Planning & Development
R. Leary, Senior Planning – Heritage, Planning & Development
Ontario Heritage Trust

The Corporation of the City of Kingston

216 Ontario Street, Kingston ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca



I, John Bolognone, hereby certify this to be a true and correct copy of By-Law Number 2015-20, "A By-Law To Designate Vaughn Terrace At 426, 428, 430, 432, 434 And 436 Princess Street To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18) (See Clause (2), Report Number 14)", which was passed by the Council of the Corporation of the City of Kingston on March 25, 2015.

DATED at Kingston, Ontario
this 27th day of March, 2015

John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2015-20

A By-law To Designate Vaughn Terrace At 426, 428, 430, 432, 434
And 436 Princess Street To Be Of Cultural Heritage Value And
Interest Pursuant To The Provisions Of The *Ontario Heritage Act*
(R.S.O. 1990, 0.18)

Passed: March 25, 2015

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the properties located at 426, 428, 430, 432, 434 and 436 Princess Street, also known as Vaughn Terrace, City of Kingston, County of Frontenac, on January 12, 2015; and

Whereas a notice of intention to designate the properties was published in the Kingston Whig-Standard, which is a newspaper having general circulation in the municipality, on February 3, 2015; and

Whereas no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following properties in the City of Kingston: 426, 428, 430, 432, 434 and 436 Princess Street, also known as Vaughn Terrace, more particularly described in Schedule "A" attached hereto and forming part of this By-Law;
2. A copy of the designating by-law shall be registered against the properties affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the lands described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in the Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-Law for Heritage):

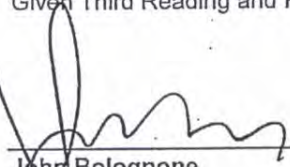
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing";

4. The City reserves the right to install a designated property plaque or interpretive panel; and

5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings January 27, 2015

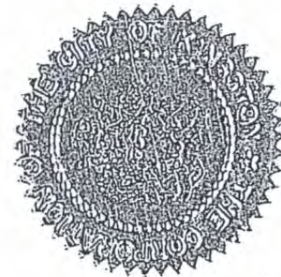
Given Third Reading and Passed March 25, 2015



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Vaughn Terrace

Legal Description

1. 426 Princess Street - PIN 36036-0158 (LT) – Lot 3, Plan C15; Part Lots 1 & 2, Plan C15, Being Parts 1-5 on Reference Plan 13R-14886; Subject to Right-of-Way over Part 5 on Reference Plan 13R-14886 as in FC55011, City of Kingston.
2. 428 Princess Street - PIN 36036-0112 (LT) – Part Lot 2, Plan C15 as in FR311844; Together with FR311844, City of Kingston.
3. 430 Princess Street - PIN 36036-0111 (LT) – Part Lot 1-2, Plan C15 as in FR613610; Together with FR613610, City of Kingston.
4. 432 Princess Street - PIN 36036-0110 (LT) – Part Lot 1-2, Plan C15, Being Part 1 on Reference Plan 13R-16143, Together with FR709902, City of Kingston.
5. 434 Princess Street - PIN 36036-0109 (LT) – Part Lot 1, Plan C15 as in FR392732; Together with FR392732, City of Kingston.
6. 436 Princess Street - PIN 36036-0108 (LT) – Part Lot 1, Plan C15 as in FR524739, Together with FR524739, City of Kingston.

Introduction and Description of Property

Vaughn Terrace is a 19th century terrace row-house at 426, 428, 430, 432, 434 and 436 Princess Street. The properties are located on the south side of Princess Street, at the intersection with Division Street. Built circa 1876, they are 2.5 storey, red-brick units in the Italianate style, with round-arched door openings, bracketed cornices, cast-stone sills, pedimented dormers and cut-stone foundations. Three of the units feature elaborate door hoods.

Heritage Value

The heritage value of the properties lies in their historical associations, design value and contextual value.

Vaughn Terrace is a representative example of an Italianate-style row house circa 1876. Despite alterations to openings and porches, the plan and proportions of the row house units are basically intact, and it retains many exterior features associated with the style. Exterior detailing such as the evenly coursed stone foundation with hammer-dressed

voussoirs and top course, the wooden cornice and porch and window decoration, shows a high level of craftsmanship.

Vaughn Terrace is associated with the 19th century urban development of Kingston, and the construction of row housing for rental to urban workers. Built by Roy G. Vaughn as a rental property circa 1876, it passed to his daughter Cornelia Marcia Vaughn Pense and eventually to her husband and children. The Pense family used it as income property for almost 60 years before the units were sold to separate owners.

Vaughn Terrace is associated with E.J.B. Pense (1848-1910), Cornelia's husband and a prominent Kingston politician and businessman who owned the property jointly, and after his first wife's death, solely. Pense was editor of the British Whig newspaper and served as Alderman, Mayor, School Trustee and Member of the Legislative Assembly for Kingston.

The individual units of Vaughn Terrace form a residential streetscape that reflects the 19th century development of Princess Street. As the only example of 19th century terrace housing on Princess Street between Division Street and Bath Road, Vaughn Terrace functions as a landmark in its surroundings.

Heritage Attributes

The heritage attributes essential to the cultural heritage value or interest of these properties is the multi-unit terrace house known as Vaughn Terrace. Key elements of the entire terrace house include the following:

- The brick construction, stone foundations and wood detailing;
 - The form and proportions of all units as a joined entity, including the two and-a-half-storey height, full basement, gabled roof with dormers, division into six units and division of each unit into two bays;
 - The slightly projecting entrance bay of each unit with its round-arched door opening edged in recessed brick, glazed transom and flat-arched window opening above;
 - The placement and proportions of surviving original flat-arched window openings on the front elevation, including the slightly elevated window opening in each entry bay;
 - Surviving cast-stone sills and consoles under window openings on the front (Princess Street) elevation;
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- The single gabled and pedimented dormer on the front elevation of each unit, including surviving scrolled wood window surrounds;
- The wooden cornice at eaves level along the front elevation of all units, with scrolled ends delineating each bay, dentilled detailing and paired brackets supporting the eaves of the projecting entry bay;
- The evenly coursed, cut-stone foundations, made of rough-faced stone blocks with a hammer-dressed top course and hammer-dressed voussoirs over shallow-arched window openings; and
- The visibility and legibility of its heritage attributes when viewed from Princess and Division Streets.

Additional key elements for the units at 430, 434 and 436 Princess Street include:

- The Italianate door hood at each of the three units, a flat-topped wooden structure with a flared cornice, dentilled frieze, and scrolled and channelled brackets with pendants;
 - The door at 434 Princess, with its fielded lower panels and cast-iron grillwork over the glazed upper panels; and
 - The projecting window bay and oval window opening in the western sidewall of 436 Princess Street.
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